

## Where to Find Genuine Value.

A THOROUGHLY WELL BUILT HOME IN A STRICTLY FIRST-CLASS LOCATION is a valuable asset that has no equal.

THIS IS EXACTLY WHAT WE ARE OFFERING in those SPLENDID NEW HOUSES LOCATED ON

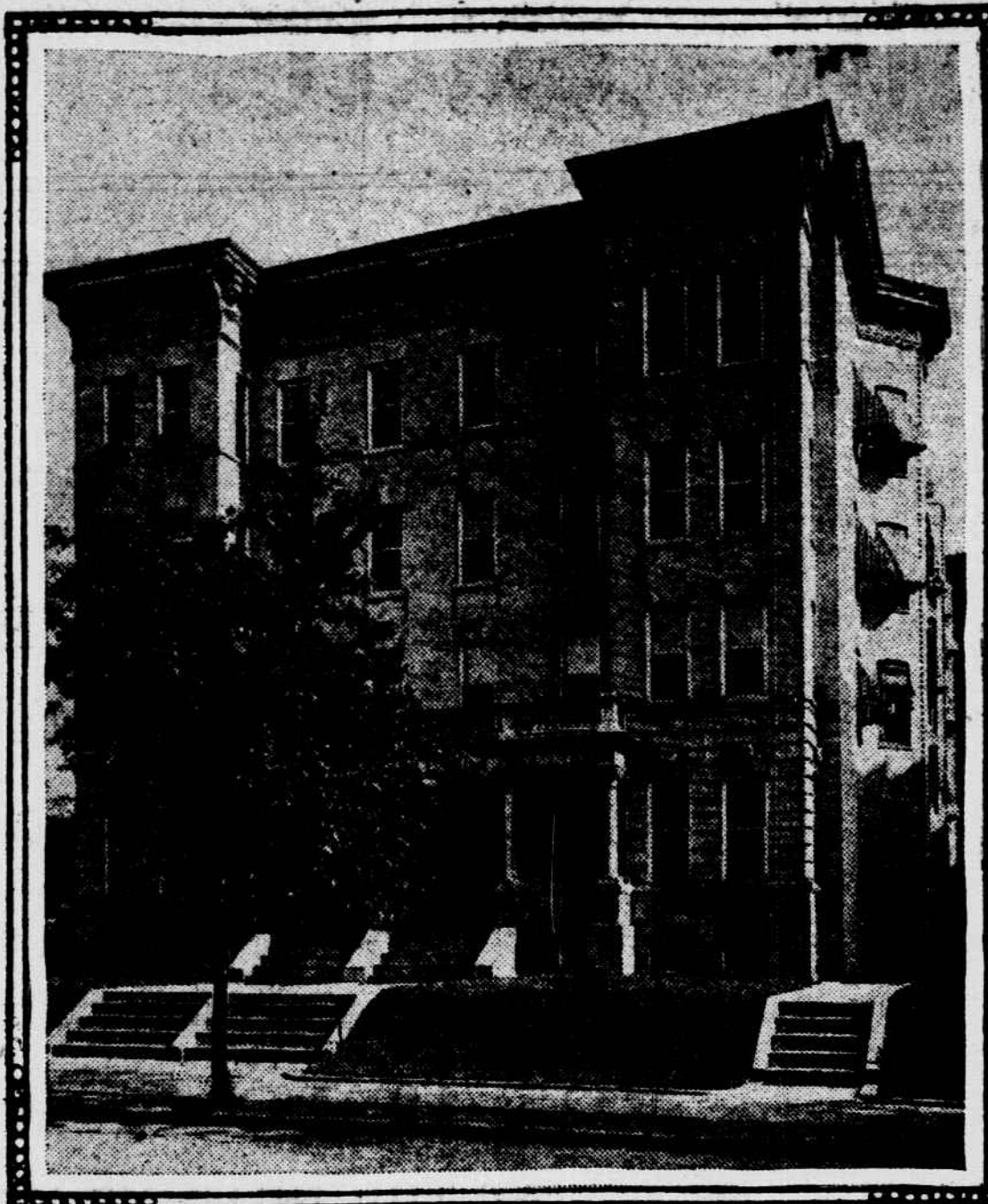
Monroe St. between 18th and 19th Sts.

THEY are conceded by well informed judges to be the BEST BUILT houses ever sold for their respective prices. THE LOCATION is all that could be desired—a neighborhood of \$10,000 and \$15,000 homes. A high, healthy section, with a charming outlook over the wooded hills and beautiful view of the National Park. THESE HOUSES are perfect gems—stylish, graceful and elegant. Not a solitary feature lacking to make them homelike and comfortable to the fullest extent.

### FEATURES OF EXCELLENCE.

FINE BRICK WORK. Choice materials. Electric and gas lights. HOT-WATER HEAT. Tasteful decorations. OAK TRIM THROUGHOUT. Genuine parquet floors laid on tongued and grooved subfloors. OAK STAIRWAYS. Handsome mantels. White tiled bathrooms with pedestal lavatories and nickel fixtures. Large yards. COME OUT AND SEE SOME HOUSES THAT ARE BUILT RIGHT. OPEN AND LIGHTED TILL 8:30 P.M. CORNER HOUSE, \$7,500. OTHER HOUSES, \$5,750.

**N. L. Sansbury Co.,** Exclusive Agent,  
719-21 13th St. N.W.



CAMBRIA-MAJESTIC APARTMENT, SOLD BY N. L. SANSBURY CO.

## UNIVERSITY SITE MAY BE USED FOR HOTEL PURPOSES

In Absence of Definite Information This Is Most Frequent Guess as to New Owner's Plans.

The recent purchase of the property of George Washington University at the southeast corner of 15th and H streets is likely to mark a stage of some importance in the development of a locality that is looked upon as one of the leading commercial centers of the city. It is not known what the plans are for the future of this property, and there seems to be an impression that S. W. Woodward, who bought it from the university, has not yet decided himself what he will do with it. It is known that he has offered to lease the buildings for the present to the university, so that the educational work can go on as usual in the accustomed place.

It is expected, however, that this offer will not be accepted, and that the university will find other quarters. In such an event a property that is perhaps, all things considered, the most costly in the city, will be unoccupied and therefore unproductive. It is in consequence concluded that an early effort will be made to utilize it in some way. As it stands at present, and in fact in the recent transaction, this property was regarded as unimproved, as the buildings have no value, it is thought, for other than their present uses.

### May Build New Hotel.

The general idea, in the absence of anything definite from the new owner relative to future plans, is that an entirely new building is to be erected, and the general supposition, taking into consideration the current situation and the character of the locality, is that in all probability such a structure will be planned for hotel purposes.

While the per foot price is not the highest that has been paid for ground in the vicinity, still the aggregate is the largest ever paid by individuals for a single building site in this city. The university received \$550,000 net for the property, and as it contains 20,213 square feet, the per foot price was about \$27.50. The latter is not a high figure for property on that basis, for four years ago the Union Trust company paid \$27 per square foot for the land on the opposite corner, at the southwest corner of 15th and H streets, on which its office has been erected. But the area of the ground which was acquired was only a little more than 12,000 square feet.

On the same block, but farther to the south, an inside property fronting fifty feet and comprising about 7,200 square feet was sold in 1907 for \$20 per square foot, while still farther south the old Citizens' Bank building, adjoining the Riggs House on the south, and containing 4,007 square feet, with a frontage of fifty feet, brought in 1900 \$45.50 per square foot.

### At \$40 a Square Foot.

In the same year as the above transaction was recorded a large property at the southwest corner of 14th and G streets changed hands. The aggregate ran into large figures, as it was \$392,000, but while the frontage was a wide one, the total area was comparatively small, as it contained but 9,980 square feet. The per foot price ran up to about \$40. A larger piece of property than that of the George Washington University was the old St. Matthew's Church property, which is just across the street, at the northeast corner of 15th and H streets, containing nearly 2,000 more square feet, and while the exact consideration in the sale made in 1908 is not given, yet it is thought the price was between \$18 and \$20 per square foot. On that basis, the aggregate price paid would be between four hundred and four hundred and fifty thousand dollars.

The figures quoted have been for the most part for corner properties having large areas, and of course only a small portion of the transactions in recent years in that general locality have been mentioned. It has been a period of change

and in consequence of fluctuating values, with the general tendency toward higher levels, as the earning capacity of the properties increase and the future prospects brighten.

### Become a Business Section.

Office buildings and financial institutions are more numerous than in any other section of the city, and retail business of various kinds has multiplied, gradually changing what was once a residence section into one devoted to commercial uses. This fall a beginning will be made of the erection of another large building which will occupy the Riggs House corner. It will be used as a theater and office building combined, while the work of erection is now going on of what is to become the largest office building in the city, occupying the old St. Matthew's Church site. All this, however, is but a part of the expansion and development of the business section of the city, which is spreading east and west and north, and which is resulting in the erection of new structures for various uses, and in the remodeling of and enlargement of existing buildings.

### TRANSFERS OF REALTY.

Brokers' Firm Reports Large Number of Recent Sales.

W. C. Prather and N. E. Ryan of the New York Real Estate Brokers report the following recent sales:

For W. P. Metcalf to C. E. Kettler, 604 and 606 5th street northwest, three-story brick business property; consideration said to be \$19,500.

For Frederick A. Linger to Clarence D. Kefauver, 3290 N street northwest, three-story apartment house, for \$9,500.

For W. P. Metcalf to J. Stuckert, 1231 Vermont avenue northwest, a ten-room house, occupying large lot, and 1528 12th street northwest, a five-room frame house; total consideration, \$12,500.

For Mrs. Blanche Lamson to Jesse Shreve, 826 Vermont street northwest, an eight-room, pebble dashed, semi-detached residence, for \$5,000.

For Miss J. G. Lockwood to local business man, 331 and 333 W street northwest, for investment, two-story frame houses, occupying large lot.

For A. M. Duckett to W. R. Hodges, 19 Chester court, for \$1,000.

For Mrs. Mary H. Dels to J. Wahl, 776 and 778 Navy place southeast, two-story brick investment property, and to M. E. Anderson, 780 Navy place.

For Mrs. Anna Schiffman to J. Stuckert, 610 S street northwest, a two-story frame house, having rear and side alley.

For C. E. Kettler to local retired business man, ten two-story brick investment houses in Blagden court northwest, for \$9,000.

For W. W. Anderson to C. D. Kefauver, 180-acre tract of land near Bethesda, Md., price, \$16,000; purchaser's intention is to subdivide it into five and ten acre tracts.

For C. D. Kefauver to local purchaser, large brick residence and about twenty lots at Hyattsville, Md., for \$15,000.

For O. P. Kefauver to J. P. Shreve, lots 7, 8, and 9, square 1387, for \$1,800.

For Mrs. Georgia Frasier, lot 43, square 1047, for \$1,000.

To C. S. Reed, lot 10, Whitehaven subdivision, for \$650.

To H. Lamson, ten-acre farm near Bladensburg, Md., for \$3,000.

To W. P. Metcalf, lot on Rhode Island avenue, running through to Q street northwest, between 9th and 10th streets, for \$5,000.

### W. H. McCurdy Buys Home.

The two-story house numbered 122 R street northeast has been sold through the real estate office of Shannon & Luchs to W. H. McCurdy, who will move into the property. It contains seven rooms and bath and the consideration in the transaction was \$4,000.

## INSPECT

## Chevy Chase Terrace,

Connecticut Avenue and Keokuk Street,

Five blocks south of Chevy Chase Circle.

A combination of all advantages of the

city and suburbs—Water and Sewer,

Gas and Electricity, Macadam

Roadways and Sidewalks included in the selling price.

A community growing here—three houses in

course of construction—three more

soon to be constructed.

Branch Office Open Sunday.

Allan E. Walker & Company, (Inc.),

1410-1412 G Street Northwest.

TAKE advantage of the quiet season and profit by the opportunities it brings. Now is the time to pick up bargains. Below are enumerated a few. We have many more. See us. We can make you money now.

**\$7,250—9 Rooms; 2 Baths.**

Beautiful new home; fine residence section northwest; easily worth \$12,500 more; twenty feet wide; hot-water heat; two open fireplaces; electric and gas lights; large library finished in hardwood, including floor; baths include shower bath; covered front porch; double back porch; hardwood trim; hardwood floors; refrigerator in kitchen; ample closet space; servants' toilet; laundry tubs; steel girders.

**\$10,750—Near Sheridan Circle.**

Just reduced from \$14,000; one of the most fashionable blocks in the city center of Washington. To any one who considers quality of neighborhood as a paramount factor this home at the price is a remarkable opportunity. Not a questionable feature about the neighborhood, which very seldom has anything for sale at so low a figure; 10 rooms; 2 baths; 4 rooms on first floor; good lot.

**\$12,900—Eight Bedrooms.**

A beautiful house, with grounds on three sides; very large back yard; 12-room semi-detached house; desirably situated and convenient to both car systems. The house is among the most attractive ever offered for sale in Washington. It is remarkably well planned, with all rooms large and well lighted.

The construction and finish are of the best; the decorations are in keeping with the high character of the house. Colonial design, with covered front porches; three covered porches at the rear.

Lot 25x14 1/2, to alley. Room for stable or garage.

**\$10,000—Cleveland Park.**

Beautiful new 11-room house; 2 baths; 2 large porches; hot-water heat; large lot; beautifully located; house unusually well planned.

A real opportunity.

**\$2,650—Not Much Price to This.**

But if you're looking for a house at little money, here it is. We challenge any one to produce more; new; 6 rooms; good bath; concrete cellar; furnace; porch; good lot; well lighted; \$200 cash and terms like rent.

**\$8,500—Corner in Washington Heights.**

10 rooms; 2 baths; steam heat; 20 feet wide; ample parking on side and front; a home to be proud of; a select location; two fine streets; convenient to both car systems.

**Moore & Hill, Inc.,**

1333 G St. N.W.

### Fourteenth Street Residence Sold.

The new two-story dwelling numbered 4009 14th street northwest has been sold through the real estate office of Shannon & Luchs to Clarence W. Horner, who will occupy the same. This is one of sixteen houses just being completed of a building operation in which there are to be eighty-six houses. It contains eight rooms and bath. The consideration in the transaction was \$7,000.

## Porch Life

Gets its fullest and best expression in CLEVELAND PARK. An ideal section for a home in summer. It is no less attractive as a home spot all the year 'round. Ask the man or woman who lives there.

## Cleveland Park

Is suburban without being remote or in any degree inaccessible. It is, in fact, nearer in point of time and distance than many of the closely built-up sections, with their heat and noise and dust.

It is the only suburb with both car systems. It has every city advantage, including a public school now nearing completion. We have a number of new houses there that are among the most attractive residences ever built in the park.

We are the original agents of CLEVELAND PARK and have the only complete list of properties for sale in WASHINGTON, QUEEN OF SUBURBS.

**Moore & Hill, Inc.,**

1333 G St. N.W.

**Your Particular Attention Is Directed to the Unusual Value Offered in 437 Park Road.**

Semi-detached brick dwelling of 6 large rooms, reception hall and tiled bath. Large ATTIC over entire house. Light concrete cellar. Interior finished in oak. Handsomely decorated and in excellent condition.

A beautiful section of semi-detached homes at the entrance to Soldiers' Home.

**Reduced to \$5,150.**

Easy Terms. Open Sunday.

**Shannon & Luchs,**

Sales, Rents and Loans,

713 Fourteenth Street N.W.

"Look for Our Green and White Sign"

## New Houses.

**One Square From 16th Street.**

Park Road and School St. Nos. 1452 to 1460 Park road, and 3247, 3249 and 3251 School st.; new 2-story colonial style brick houses and tiled bath; concrete cellar; laundry tubs; servants' closet; water heater; gas and electric light; some interior woodwork and decorations; convenient to schools, churches, stores, cars, etc.

The only chance to get a bargain figure such a beautiful home west of 14th st., one a corner; all the same price, which is only \$5,250; terms to suit. Note the location—west of 14th st., one block from 16th st.

**Gardiner & Dent, Inc.,**

812 14th St. N.W.,

Exclusive Agents.

GUY S. ZEPP. CARROLL S. ZEPP.

**If Interested in**

**HOUSES**

**Watch Zepp Brothers' Daily Bulletin.**

We always have bargains in houses. If it is a house you want, we have it. Do you wish a bargain in a small house? 604 Quincy st. must be sold at once. This is one of twenty-six of the most successful small houses we have ever built. It has six rooms and bath, furnace heat, both gas and electric lights, bay windows back and front and parquet flooring. Inspect this house at once and make offer.

We have a few choice summer bargains in semi-detached houses. Seven and nine rooms, parquet flooring, gas and electric light, instantaneous gas water heater, hot-water heat, beamed and paneled dining room.

We have only a limited number of these left and mean to close them out at once.

Your agent will take pleasure in showing you these houses. Or if you write or phone us we will give you every consideration.

**Zepp Brothers,**

1325 F St. N.W.

Phone Main 6317 and 6318. 517-904

## Save Money.

You have heard that from childhood, but the HOW was always another proposition. Here is the how—the thinking man's way of saving money:

Turn your rent into a buying power. In the purchase of any of the following homes you save 50 per cent of your rent money (or monthly payment) each month. Besides these homes represent the most attractive offers and the most salable homes in Washington.

Comparison will substantiate that statement.

**Price, \$3,750**

**Sample Home 3223 Georgia Avenue.**

87 Already Sold.

\$300 Cash, Balance \$28.84 Monthly.

A Value You Should See.

**Price, \$4,475**

**Sample Home 3523 Holmead Avenue N.W.**

A six-room house in Columbia Heights, actually five hundred dollars under the price of homes usually found in this section.

\$500 Cash, \$35 Monthly.

**Price, \$6,500**

**14th and Buchanan Streets N.W.**

Sample, 4602 14th.

A 24-foot home; 8 rooms on two floors; hot-water heat; large attics.

\$750 Cash, Balance \$39.75 Monthly.

Only a Few Remaining Unsold.

**Price, \$6,950**

**13th St. Between Clifton and Euclid.**

A wide house; 8 rooms on two floors; hot-water heat; large attic.

Easy terms; small monthly payment.

Three sold.

**Price, \$7,850**

**14th and Otis Place (5 blocks above Park Road).**

A beautiful 10-room and 2-bath home; hot-water heat. Sample, No. 3505 14th st. n.w.

Easy terms. Several sold.

**Shannon & Luchs,**

Sales, Rents and Loans,

713 14th Street Northwest.

## Beautiful Homes.

14th and Shepherd Northwest.

(Highest and Most Picturesque Location on 14th St.)

**FIFTEEN ALREADY SOLD.**

An inspection of these houses will convince you that they are exceptionally well built and up-to-date in every particular. Wide lot to alley; seven large rooms, including large reception room; cellar full depth; stationary washbaths; hot-water heat; hardwood trim; electric and gas lighting; large closet in each bedroom; quartered oak floors; colonial front porch and two-story iron and concrete porch in the rear; tiled bathroom fitted up according to the most modern ideas, including shower bath and other accessories; good front and deep rear yard.

I am absolutely sure you cannot duplicate this location and buy a similar house for the same money. This opinion is indorsed by the number of these houses that have been sold in the last three weeks.

It will pay you to inspect them.

The situation is the best and the price reasonable.

**ONLY \$5,300.**

**On Easy Terms.**

**FLOYD E. DAVIS, 7th and E S.W.**

## Elegant Homes In Woodley Park

AS A DELIGHTFUL HOME SECTION no other part of Washington surpasses WOODLEY PARK, and its development is along lines calculated to give absolute assurance of its continued high character and exclusiveness. Cathedral avenue is its principal thoroughfare, leading westwardly from Connecticut avenue and penetrating that particular section in which are located many of the palatial homes and charming environments that entitle the National Capital to be called "the city beautiful."

AT THE CORNER OF 27TH STREET AND CATHEDRAL AVENUE are located our MAGNIFICENT NEW HOUSES—a location of rare beauty.

THEY ARE SELLING RAPIDLY. ONLY THREE NOW LEFT. TWENTY-SEVEN SOLD. Buyers not only appreciate the VALUE OF THE LOCATION, but are impressed by the STERLING WORTH AND SUPERIORITY OF THE HOUSES and are charmed by the atmosphere of elegance and dignity that are everywhere in evidence.

THEY CONTAIN TEN IDEALLY BEAUTIFUL ROOMS and THREE ELEGANTLY APPOINTED BATHROOMS. Heated by hot water. Lighted by both electricity and gas. Finished in quartered oak and mahogany. Richly and elaborately decorated. Charming dining rooms. Massively built oak stairways. Artistic chandeliers and high-grade fixtures. Every room has direct light. Large butlers' pantries. Pittsburgh automatic water heater. Servants' quarters. Large lots. AN INSPECTION INVITED. LIBERAL TERMS.

CORNER HOUSE, \$12,500. OTHER HOUSES, \$9,500.

**N. L. Sansbury Co.,** Exclusive Agent,  
719-21 13th Street N.W.

### Two-Story Dwelling Sold.

Francis W. McNalley has purchased through the real estate office of Shannon & Luchs the two-story brick dwelling numbered 646 Lamont street northwest. It contains six rooms and reception hall. The consideration in the transaction was \$5,700.

### And They Play Every Night.

From the Boston Transcript. "So Bronson doesn't play on your team any more." "No; he's married, settled down and the father of twins." "I see; he has a bowl team of his own."

## Saul's Addition and Pasadena Park.

The Peerless Suburban Section of the National Capital.

Picturesque Detached Homes. Beautiful Building Lots.

COMPRISING ALL THE DESIRABLE PROPERTY north of the city of Washington that is being sold at REASONABLE PRICES. Penetrated by 13th, 14th and 16th streets. All city improvements. City sewers. City gas. Macadamized streets. City sidewalks. All city deliveries and conveniences. Absolutely perfect car service. Both car systems. Cars every two minutes. Only 20 minutes from "DOWN TOWN." Directly in the pathway of the most rapid growth of the city. THE ONLY two subdivisions north of the city in which all the houses will be entirely detached.

BEAUTIFUL lots on SIXTEENTH STREET—the great future BOULEVARD of the Nation's Capital City—designed to be the handsomest thoroughfare in the world. A few years hence you could not buy lots in this section for three times the present prices.

SECURE a home site or an investment NOW, while you may do so at ROCK BOTTOM PRICES. The prices in these TWO SUBDIVISIONS are fully 30 PER CENT LOWER than any other well located property in the District of Columbia.

INSPECT THE CHARMING DETACHED HOUSES now being completed in SAUL'S ADDITION. They are marvels of beauty and elegance, and are being sold at remarkably low prices.

SEE OUR SALESMEN AT BRANCH OFFICES AT 14TH AND DECATUR STREETS AND 14TH AND KENNEDY STREETS.

**N. L. Sansbury Co.,** Exclusive Agent,  
719-21 13th Street N.W.

### RECENT REALTY SALES.

Thos. J. Fisher & Co.'s Transactions in Chevy Chase Heights.

Work will soon begin on a number of residences at Chevy Chase Heights, the most recent addition to Chevy Chase to be opened by Thomas J. Fisher & Co. As a result of the topography of the property, these homes will all have a commanding view of the wooded hills and beautiful view of the National Park.

Work on the installation of improvements at section 4 of Chevy Chase, between the Chevy Chase Club and the Columbia Country Club, is nearing completion. Connecticut avenue, fronting this property, has recently been oiled.

age of sixty feet to J. J. Lee, the property being located on the south side of Oxford street. In the same section A. A. Hoehling, Jr., has just purchased a large lot at the northwest corner of Brookville road and Newland street. In Chevy Chase, D. C., Richard M. Powers has just bought a large lot at the corner of 37th and Oliver streets, on which he will erect a home.

Work on the installation of improvements at section 4 of Chevy Chase, between the Chevy Chase Club and the Columbia Country Club, is nearing completion. Connecticut avenue, fronting this property, has recently been oiled.

### Six-Room Dwelling Sold.

Thomas J. Fisher & Co., Inc., have just sold for George E. Cooper premises 913 L street northeast, to Charles E. Pease. This is one of the six-room dwellings recently completed facing the grounds of Kendall Green. The price paid was \$